

9th February 2022

For the attention of the Planning Officer at Central Bedfordshire Council

Reference Application number: CB/22/00099/FULL

We are writing to object against the above planning application for a ground floor rear extension at 54 Springfield Road, Leighton Buzzard.

The planned extension involves extending the width of the current rear extension up to the property boundary, meaning a 1.8m wooden fence will be increased to a completely overbearing 2.86m brick wall. This is an overall increase of 1.06m. This height increase doesn't include any further height if the plans are approved, and a natural garden would be planted above the kitchen.

Please see pictures below. We're by no means a Photoshop expert, but are good with a tape measure and measurements, the areas shaded in black are where the new proposed brick wall would reach.

The reason we are objecting is due to loss of daylight in both our kitchen and dining room. Our kitchen, today, already has minimal natural light, due to our main kitchen window being north-eastern facing. With the proposed planning request, an increase of 1.06m to the current boundary fence, would go from a manageable amount of daylight to a vastly reduced amount of natural daylight. This would result in needing to use indoor lighting all day long, throughout the year, just to be able to see what we are doing when in the kitchen. Not only is this a waste of electricity, but it would also contribute unnecessary amounts of carbon dioxide into the environment.

From the floorplans, there is no measurement of how far into the garden the extension is planning on extending. In addition to the concerns already mentioned, our concerns for the length of the extension into our garden are:

(1) We have a mature lilac tree which is close to the boundary. This mature tree has been in the garden for many years and is a real feature in our garden, especially in full bloom. This is not something we plan on removing or damaging unnecessarily. When we approached our neighbours, they said all trees in our garden will need cutting back to make room for the extension.

(2) Privacy is a huge concern for us, the proposed plans say the back of the property will have glass doors running across the back, this will be a significant increase in exposure from the current small glass doors, meaning that we lose our privacy in the garden and but also for the residents of number 54, as we equally will be able to look in, due to the height differences in our gardens.

Our final note for the objection, is that it isn't clear how the building footings will be constructed, and if this will have to cross over the boundary and be built on our side of the boundary. No communication – verbal or written – has been given regarding this.

Overall, while we appreciate the desire for the extension, without a shadow of doubt, if our neighbours, or any other member of the community, were living in our property, they would have the same feelings with the amount of loss of daylight.

Thank you for taking the time to read our objection letter and if you'd like to see how the extension would impact us for yourself, we would welcome a visit from you.

Kind regards,



